



Sindh Building Control Authority

No. SBCA/AD (South)/Design/26/2021/39

Dated: 07/06/2021

MS. SEVENTH-SKY BUILDERS (the plot-owner company + the builder's firm) with S.B.C.A. Builder License # **BL-3778** & NTN # **7480817-8** comprised of 10 partners i.e.

Mr. Ramesh Kumar Ukrani s/o Megho Lal (CNIC # 42301-5884486-3) & **09 others**

having Office at Plot # CA-01,
Block # 04, Clifton,
Karachi

DATE OF COMPLETION: 31-05-2026

Civic Centre, Annexe University Road,
Gulshan-e-Iqbal, Karachi-5(Pakistan)

Phones: Tel: 021-9923029

Fax: 021-99230326

www.sbca.gov.pk

Construction Permit granted by the One-Window Cell/Town-Planning Section, S.B.C.A., vide their letter dated 07-04-2021 (for Basement + Ground + 36 Upper Floors + Roof)

Subject:- NO-OBJECTION CERTIFICATE FOR SALE & ADVERTISEMENT (FOR SHOWROOMS & OFFICES), IN RESPECT OF THE PROJECT "COUNTRY FINANCE TOWER" ON PLOT # CA-01, BLOCK # 04, CLIFTON, KARACHI

Ref: Your application # 26, dated 09-04-2021

I have been directed to convey the approval of the subject-noted Sale & Advertisement NOC. The copies of the Approved Draft of Advertisement, Terms/Conditions & Specifications of Construction Work are enclosed herewith. No addition/alteration is allowed in the approved documents at any stage.

THIS SALE & ADVERTISEMENT NOC IS BEING ISSUED ON THE BASIS OF THE FOLLOWING:-

- 1) This Sale & Advertisement NOC is being issued on the basis of A.B.A.D. Guarantee, submitted by the builder in favour of this Authority, against 1% Security Deposit (**total amounting to Rs. 1,46,82,350/-**); issued vide Guarantee # 0209, dated 03-06-2021.
- 2) This Sale & Advertisement NOC is being issued solely on the basis of the above-said Construction Permit, granted by the One-Window Cell/Town-Planning Section, S.B.C.A., **for Basement (Air-Raid Shelter + Services), Ground Floor (Showrooms + Services), 1st to 3rd Floors (Public Parking + Services), 4th to 9th Floors (Project Parking + Services), 10th Floor (Mechanical Facility + Services), 11th Floor (Recreation Area + Services), 12th Floor (Offices + Recreation Area), 13th to 36th Floors (Offices + Services) & Roof (Solar Panels + Battery Room + Services only)**, issued vide their letter # Clifton/PC-01/2020/OWC/TP/Construction Permit/2021/27, dated 07-04-2021, in respect of the subject-noted plot (measuring 1646.16 sq. yds. & **category mentioned as commercial**).
- 3) This Sale & Advertisement NOC is being issued on the basis of submission of P.A.F. & C.A.A. NOCs, issued by the concerned authorities vide their letters dated 04-05-2020 & 21-08-2019 respectively (with height clearance up to **500'-0" A.G.L.**).
- 4) The builder shall follow the Terms & Conditions for allotment of units, as prescribed in Clause # 5-1 of KB & TPR-2002 & Section # 12 of SBCO-1979 (amended up to date).
- 5) In case of any sort of concealment/misrepresentation of the plot-ownership facts/documents OR any other violation/deviation, this Sale & Advertisement NOC shall be withdrawn/suspended without any notice.

P.T.O.

Director I.T

No. SBCA/AD (South)/Design/26/2021/39

Dated: 07/06/2021

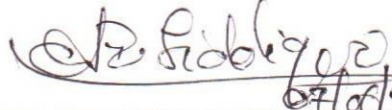
- 6) Notice Board (4'-0" x 4'-0) displaying the information pertaining to the subject-noted project shall be installed at the booking office by the builder; along with copy of this Sale & Advertisement NOC & the Approved Construction Permit. The information regarding numbers of units, covered area, etc. should also be indicated on the same notice board.
- 7) The builder shall submit Printed Brochure within 30 days. The builder shall also submit the List of Allottees of Booked Units + Site-Progress Report of subject project (duly verified by the licensed architect & the concerned Dy. Director, District South, S.B.C.A.) on quarterly basis.
- 8) The builder shall execute an agreement with each individual allottee on Stamp Paper (as per Approved Model Agreement of S.B.C.A.), in pursuance of Section # 12 (4) of S.B.C.O.; within 30 days of unit booking & before issuance of Allocation Letter. This agreement shall be countersigned & witnessed by the authorized representative of A.B.A.D. within 15-days. Otherwise, the builder shall not be allowed to collect any further payments/installments as per the Approved Payment Schedule.

PROJECT SUMMARY IS AS FOLLOWS:-

<u>Type of Flats</u>	<u>Floors</u>	<u>Nos. of Units</u>	<u>Covered Area</u>	<u>Price "Each Unit"</u>
Showrooms	Ground	05	6169.28 sq. ft.	@ Rs. 21,000/- per sq. ft.
Offices	12 th to 36 th	74	1,48,142.75 sq. ft.	@ Rs. 15,000/- per sq. ft.

The above-mentioned prices do not include the Documentation Charges, Corner Charges, West-Open Charges & Road-Facing Charges. These extra charges shall be as follows:

- ❖ Documentation Charges to be clearly mentioned in the Schedule of Payment, as per Clause # 5-1.13 of KB & TPR-2002 (amended up to date).
- ❖ Transfer Fees shall be equal to 2% of the unit price.
- ❖ Corner Charges shall also be equal to 2% of the unit price & shall only be levied on the units facing the 02 CDGK-planned roads (if applicable).
- ❖ West-Open Charges shall also be equal to 2% of the unit price (if applicable).
- ❖ Road-Facing Charges shall be equal of 1% of the unit price (if applicable).


07/06/2021
Assistant Director (South)
Design Section, S.B.C.A.

Enclosures:-

- Approved Draft of Advertisement

Copies to:-

- ✓ Director, Design Section, S.B.C.A.
- ✓ Deputy Director (concerned), District South, Saddar Town-II, S.B.C.A., with request to obtain S.E.P.A. NOC from the builder, whenever the construction work is started on the subject-noted plot; as per the Office Circular # SBCA/Secy to DG/2021/23, dated 15-02-2021 (copy enclosed)
- ✓ Director, Vigilance Section, S.B.C.A., with request to monitor sale & construction activities of the subject project, strictly as per S.O.P./Notification issued vide dated 20-11-2017
- ✓ Director, I.T. Section, S.B.C.A., with request to issue Q.R. Code for this Sale NOC